

To date, ATXI has been unsuccessful in obtaining an easement from Mr. John and Mrs. Carolyn Odell. The Odells own one parcel totaling approximately 108 acres along the Pana to Mt. Zion segment of the Project in Shelby County, Illinois. The property at issue has been designated internally as A\_ILRP\_PZ\_SH\_238-ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Odells or their counsel on approximately 17 occasions, including 4 phone calls, 4 letters, 6 voicemail, 3 in person meetings. The Odells are represented by Nathan Frisch of the law firm Beavers, Graham & Calvert.

A land agent began attempts to contact the Odells in early May 2014. On May 20, 2014, ATXI mailed the Odells a letter containing information about the easement, the option agreement, survey consent forms, and a worksheet calculating the compensation for the easement. In late June and early July, the agent visited the subject property on two occasions in an attempt to make contact with the Odells in person, or perhaps a tenant if one could be located around the property. On July 9<sup>th</sup>, ATXI received a letter stating that Mr. Frisch would be representing the Odells. The land agent met with Mr. Frisch and his partner, Mr. James Beavers, in late July to discuss the Odells' property.

At the meeting, the land agent presented an updated calculation worksheet. Mr. Frisch explained that the Odells were concerned about weed growth around the structure foundations, and that a conservation easement covers a portion of the property. Mr. Frisch also presented the agent with a list of questions the Odells wrote, although he informed the agent that many of the questions had been answered through the course of the attorneys' negotiations with other landowners. Among the Odells' questions, they mentioned recent sales of two properties in the vicinity of the subject parcel, and imply that their crop yields may be higher than those used in ATXI's initial offer of compensation. However, the Odells have not yet made a counteroffer to

date. In mid-August, the land agent provided Mr. Frisch with information regarding weed control procedures, and requested documentation related to the conservation easement. That documentation has not yet been provided.

Apart from their questions regarding weed control and the conservation easement, the Odells have not raised any specific concerns, or initiated negotiation with respect to ATXI's offer of compensation or the location of the easement. Mr. Frisch recently informed the land agent that the Odells would want some price changes to the calculation worksheet, but that he does not know what those changes would be. When asked if any of the Odell's questions remained unanswered, Mr. Frisch stated he would let the agent know after reviewing the list again. In sum, ATXI is not certain what is preventing the Odells from granting the easement. As a result, ATXI has not been able to advance the negotiations, and believes that the parties may not reach an agreement in the time frame supportive of this line segment's in-service date. Therefore, ATXI requests eminent domain authority over this parcel.

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☐
2. Initial appointment set for 5/20/2014 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☐
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒  
*- business card sent in mail out*
6. Ask the landowner they received the 14 day letter: ☐
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒  
*- documents provided in mail out*
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B*- documents provided in mail out*
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒  
*- initial offer in mail out*
14. Agent Name (Print and Sign) ASA Sullivan ☒  
*ASA Sullivan*



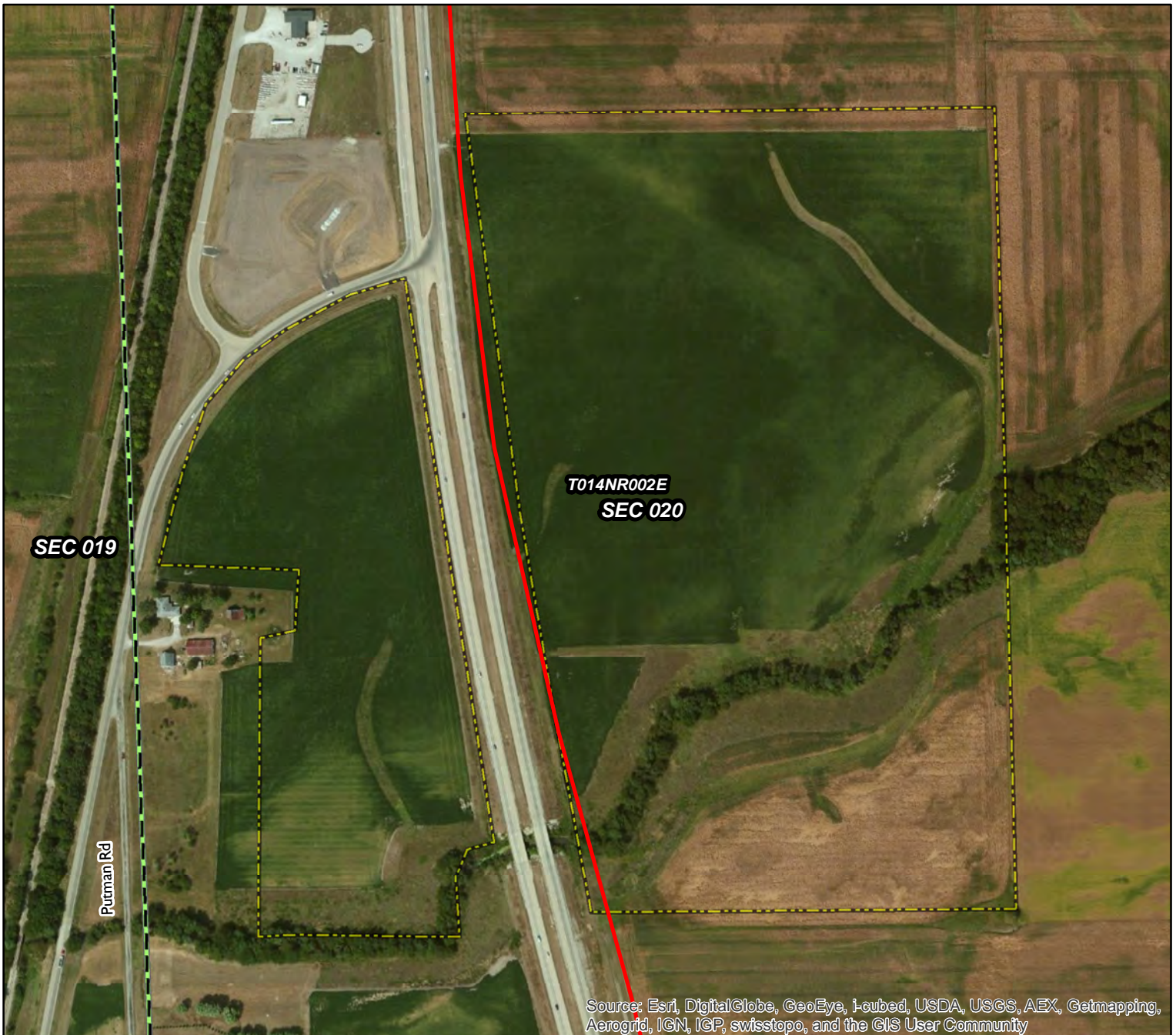
# Shelby County, IL

Shelby County, Illinois

Tax ID: 1001-20-00-300-013

ATXI Exhibit 2.3 (Part G)

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## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts  
Tracts Section Boundary

0 155 310 620 930 Feet

Carolyn F. Odell

Tract No.:A\_ILRP\_PZ\_SH\_238

Date: 8/12/2014

EXHIBIT 1

A 5.104 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO JON ODELL, RECORDED IN BOOK 620, PAGE 348 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTH LINE OF SAID NORTH 1/2, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 40 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 1,765.88 FEET;

**THENCE** NORTH 89 DEGREES 32 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 79.26 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. ROUTE 51 (VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** NORTHWESTERLY, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

NORTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 37.55 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 38 MINUTES 49 SECONDS WEST, A DISTANCE OF 260.35 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 24 MINUTES 10 SECONDS WEST, A DISTANCE OF 93.11 FEET TO A POINT FOR CORNER;

NORTH 12 DEGREES 59 MINUTES 49 SECONDS WEST, A DISTANCE OF 18.78 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 862.20 FEET TO A POINT FOR CORNER;

NORTH 09 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 137.82 FEET TO A POINT FOR CORNER;

NORTH 09 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF 351.17 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 05 MINUTES 14 SECONDS WEST, A DISTANCE OF 407.65 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 330.56 FEET TO THE WEST COMMON CORNER OF SAID ODELL TRACT AND A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO RUBY E. PORTER, RECORDED IN DOCUMENT NO. 11-2257 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS;

**THENCE** SOUTH 89 DEGREES 40 MINUTES 58 SECONDS EAST, ALONG THE COMMON LINE OF SAID ODELL TRACT AND SAID PORTER TRACT, A DISTANCE OF 90.93 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 02 DEGREES 41 MINUTES 49 SECONDS EAST, LEAVING THE COMMON LINE OF SAID ODELL TRACT AND SAID PORTER TRACT, A DISTANCE OF 109.06 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 05 DEGREES 49 MINUTES 59 SECONDS EAST, A DISTANCE OF 825.84 FEET TO A POINT FOR CORNER;

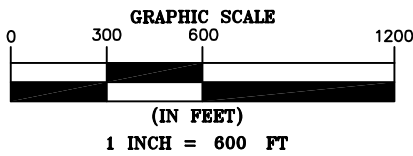
**THENCE** SOUTH 11 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF 886.63 FEET TO A POINT FOR CORNER;

AMEREN TRANSMISSION  
ILLINOIS RIVERS PROJECT  
PANA TO MT. ZION  
345 KV TRANSMISSION LINE

ATXI Exhibit 23 (Part C)  
A\_ILRP\_PZ\_SH\_238\_POE\_R1  
Page 6 of 7 SAM Job No. 32359  
Page 2 of 3

EXHIBIT 1

**THENCE** SOUTH 14 DEGREES 07 MINUTES 52 SECONDS EAST, A DISTANCE OF 645.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 222,343 SQUARE FEET OR 5.104 ACRES OF LAND, MORE OR LESS.



# EXHIBIT 1

ATXI Exhibit 2.3 (Part G)

Page 7 of 7

SECTION 20  
TOWNSHIP 14N  
RANGE 2E

TRACT 1  
RUBY E. PORTER  
DOCUMENT NO. 11-2257  
D.R.S.C.I.  
A\_ILRP\_PZ\_SH\_241

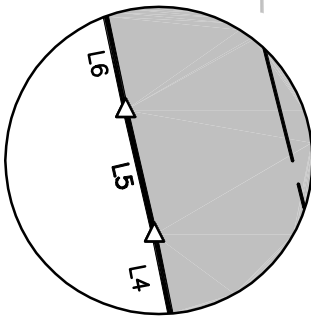
TRACT 1  
JON ODELL  
BOOK 620, PAGE 348  
D.R.S.C.I.  
A\_ILRP\_PZ\_SH\_238

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°32'59"W	79.26
L2	N89°45'24"W	37.55
L3	N11°38'49"W	260.35
L4	N11°24'10"W	93.11
L5	N12°59'49"W	18.78
L6	N11°51'54"W	862.20
L7	N09°51'44"W	137.82
L8	N09°51'43"W	351.17
L9	N03°05'14"W	407.65
L10	N07°04'35"W	330.56
L11	S89°40'58"E	90.93
L12	S02°41'49"E	109.06
L13	S05°49'59"E	825.84
L14	S11°34'56"E	886.63
L15	S14°07'52"E	645.94

U.S. ROUTE 51  
(VARIABLE WIDTH  
RIGHT-OF-WAY)

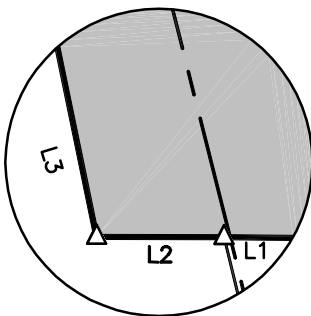
PROPOSED VARIABLE  
WIDTH EASEMENT  
5.104 ACRES  
(222,343 S.F.)

DETAIL "A"



NOT TO SCALE

DETAIL "B"



NOT TO SCALE

SEE DETAIL "A"

SEE DETAIL "B"

P.O.B.

S40°11'07"E 1765.88'

PARCEL 2  
THE HOWARD G. BUFFETT FOUNDATION  
DOCUMENT NO. 2013R04023  
D.R.S.C.I.  
A\_ILRP\_PZ\_SH\_236

P.O.R.

## LEGEND

D.R.S.C.I.

DEED RECORDS  
SHELBY COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



CALCULATED POINT

--- SECTION LINE (APPROXIMATE)

--- PROPERTY LINE (APPROXIMATE)

--- PROPOSED EASEMENT CENTERLINE

--- PROPOSED EASEMENT

## NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 05/21/2014  
SCALE: 1"=600'  
TRACT ID: A\_ILRP\_PZ\_SH\_238  
DRAWN BY: JDD



PURCHASE OPTION EXHIBIT  
150' TRANSMISSION LINE EASEMENT  
PANA TO MT. ZION  
SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
SHELBY COUNTY, ILLINOIS

A\_ILRP\_PZ\_SH\_238\_POE\_R1.DWG